

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
SE/8 Old Hanover Road, 1450 ft.
(+/-) NE of Hanover Pike
14007 Old Hanover Road
4th Election District
3rd Councilmanic District
Richard E. Shetrone, Jr., et al
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a house setback of 20 ft. from the property line, in lieu of the required 35 ft., for and addition, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of November, 1992 that the Petition for a Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a house setback of 20 ft. from the property line, in lieu of the required 35 ft., for and addition, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

Baltimore County Government
Zoning Administration & Development Management
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

November 18, 1992

Mr. Richard E. Shetrone, Jr.
Mr. Jay E. Boyd
14007 Old Hanover Road
Reisterstown, Maryland 21136

RE: Petition for Administrative Variance
Case No. 93-129-A
14007 Old Hanover Road

Gentlemen:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.



Petition for Administrative Variance
93-129-A
to the Zoning Commissioner of Baltimore County

for the property located at 14007 OLD HANOVER ROAD, REISTERSTOWN, MD, 21136 which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

TO PERMIT A HOUSE SETBACK OF 20 FEET FROM PROPERTY LINE IN LIEU OF THE REQUIRED 35 FEET (THE GARAGE WAS BUILT 30 FEET FROM THE ADJACENT LINE, AND THE PROPOSED HOUSE WILL CONNECT HOUSE TO GARAGE).

PRACTICAL DIFFICULTY - STRICT COMPLIANCE WITH THE REQUIREMENT WOULD RENDER PERFORMANCE UNNECESSARILY BURDEWSOME. IN ORDER TO BUILD THE ADDITION, PART OF THE GARAGE WOULD HAVE TO BE DEMOLISHED. UNLAWFUL HARSHNESS - THE EXISTING GARAGE WAS BUILT BY PRIOR OWNER, SO PROPERTY IS TO BE POSTED AND ADVERTISED AS PRESCRIBED BY ZONING REGULATIONS.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

When the necessary decision and action, under the provisions of the law, that are the legal owners of the property which is the subject of this petition.

Legal Owner(s)

MR. RICHARD E. SHETRONE, JR.

MR. JAY E. BOYD

MR. JAY E. BOYD

MR. JAY E. BOYD

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MR. JAY E. BOYD

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) believe competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 14007 OLD HANOVER ROAD

REISTERSTOWN, MARYLAND 21136

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93-129-A
ZONING DESCRIPTION FOR 14007 OLD HANOVER ROAD
REISTERSTOWN, MARYLAND 21136

Beginning at a point on the EAST side of Old Hanover Road, which is 30 feet wide at the distance of 1,450 feet NORTHEAST of the centerline of the nearest improved intersecting street, Hanover Pike (Route 30), which is 30 feet wide. Being Lot #1, as recorded in Baltimore County Plat Book #33, Folio #36, containing .99 acre. Also known as 14007 Old Hanover Road, Reisterstown, Maryland 21136 and located in the 4th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 93-129-A
Towson, Maryland

District: 4th Date of Posting: 11/14/92
Posted for: Lawrence
Petitioner: Richard E. Shetrone, Jr. & Jay E. Boyd
Location of property: 365 Old Hanover Rd, NE of Hanover Pike
14007 Old Hanover Rd
Location of Sign: Front Roadway on property of Baltimore
Remarks: 11/14/92
Posted by: 11/14/92
Number of Signs: 1

Baltimore County
Zoning Administration & Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date 10-16-92

Mr. Jay E. Boyd
14007 Old Hanover Rd.

Residential Variance (ADMIN) Filing fee - \$50.00
Sign - 35.00

04A040088MICHRD \$85.00
0410142AM10-13-92

Please Make Checks Payable To: Baltimore County

Counter Validation

Baltimore County
Zoning Administration & Development Management
211 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date

Account: 0-001-4180

Number

10/16/92

H9300137

PUBLIC HEARING FEES QTY PRICE
010 ZONING VARIANCE (FRL) 1 X \$50.00
080 POSTING SIGNS / ADVERTISING 1 X \$35.00
TOTAL: \$85.00
LAST NAME OF OWNER: BOYD (R. SHETRONE)

Please Make Checks Payable To: Baltimore County

Counter Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

November 9, 1992

(410) 887-3353

Mr. Richard E. Shetrone
Mr. Jay E. Boyd
14007 Old Hanover Road
Reisterstown, MD 21136

RE: Case No. 93-129-A, Item No. 137
Petitioner: Richard E. Shetrone, Jr., et al
Petition for Administrative Variance

Dear Messrs. Shetrone and Boyd:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby associated zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Your petition has been received and accepted for filing this
16th day of October, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Richard E. Shetrone, Jr., et al
Petitioner's Attorney:

DPW/Developers Engineering Division (Public Services) Development Review Committee Response Form Authorized signature <i>James W. Ramsey</i> Date <i>11/9/92</i>			
File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Steven and Nadine Mosgin	129		11-2-92 NC
DED DEPRM RP STP TE			
Edward L. And Linda M. Gittings	134		comment
DED DEPRM RP STP TE			
✓ Kathleen Gaiser	135		NC
DED DEPRM RP STE RP			
Charles E. Anderson	136		comment
DED DEPRM RP STP TE			
✓ Richard E. Shetrone Jay E. Boyd	137		NC
DED DEPRM RP STP TE			
Fred C. and Soung O. Yoo	138		comment
DED DEPRM RP STP TE			
✓ John and Barbara Taylor	139		NC
DED DEPRM RP STP TE			
✓ Jose and Janice S. Lopez	141		NC
DED DEPRM RP STP TE			
✓ Russell L. Elliott	142		NC
DED DEPRM RP STP TE			
✓ Nick J. and Koula I. Proakis	143		NC
DED DEPRM RP STP TE			
✓ Daniel T. and Sharon L. Wollfrey	144		NC
DED DEPRM RP STP TE			
✓ Mark N. and Deborah A. Cleaver	145		NC
DED DEPRM RP STP TE			

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: # 137 (JOS)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it
does not access a State roadway and is not effected by any State Highway Administration
projects.

Please contact David Ramsey at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

David N. Ramsey 11/30/92
John Contestabile, Chief
Engineering Access Permits
Division

Rec'd 11/5/92

My telephone number is _____

Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 683-6461 D.C. Metro - 1-800-482-5063 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-5717

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: November 5, 1992

FROM: Ervin Mc Daniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
(November 2, 1992)

The Office of Planning and Zoning has no comments on the following petition(s):

Steven and Nadine Mosgin, Item No. 129
Kathleen Gaiser, Item No. 135
Richard Shetrone and Jay Boyd, ~~Item No. 137~~
John and Barbara Taylor, Item No. 139
Jose & Janice Lopez, Item No. 141
Nick and Koula Proakis, Item No. 143
Daniel and Sharon Wollfrey, Item No. 144
Mark and Deborah Cleaver, Item No. 145
Mike and Patricia Siano, Item No. 146
Randall and Dorothy Pettie, Item No. 147

If there should be any further questions or if this office can provide additional
information, please contact Francis Horsey in the Office of Planning at 887-3211.

Prepared by: *James Ramsey*

Division Chief: *Ervin Mc Daniel*

EMcD/FM:rdn

129.ZAC/ZAC1

DPW/Traffic Engineering Development Review Committee Response Form Authorized signature <i>James W. Ramsey</i> Date <i>11/9/92</i>			
File Number	Waiver Number	Zoning Issue	Meeting Date
✓ Steven and Nadine Mosgin	129		11-2-92 NC
DED DEPRM RP STP TE			
✓ Edward L. And Linda M. Gittings	134		MT
DED DEPRM RP STP TE			
✓ Kathleen Gaiser	135		NC
DED DEPRM RP STE RP			
✓ Charles E. Anderson	136		NC
DED DEPRM RP STP TE			
✓ Richard E. Shetrone Jay E. Boyd	137		NC
DED DEPRM RP STP TE			
✓ Fred C. and Soung O. Yoo	138		NC
DED DEPRM RP STP TE			
✓ John and Barbara Taylor	139		NC
DED DEPRM RP STP TE			
✓ Jose and Janice S. Lopez	141		NC
DED DEPRM RP STP TE			
✓ Russell L. Elliott	142		NC
DED DEPRM RP STP TE			
✓ Nick J. and Koula I. Proakis	143		NC
DED DEPRM RP STP TE			
✓ Daniel T. and Sharon L. Wollfrey	144		NC
DED DEPRM RP STP TE			
✓ Mark N. and Deborah A. Cleaver	145		NC
DED DEPRM RP STP TE			

93-129-A 11-16-92 Department of Environmental Protection & Resource Management Development Review Committee Response Form Authorized signature <i>James W. Ramsey</i> Date <i>11-14-92</i>			
File Number	Waiver Number	Zoning Issue	Meeting Date
Keys Development Corporation	157		11-16-92 WRITTEN COMMENTS
DED DEPRM RP STP TE			
✓ Steven J. and Beverly A. Timchula	158		NO COMMENTS
DED DEPRM RP STP TE			
✓ Steven M. and Deborah S. Faulkner	159		NO COMMENTS
DED DEPRM RP STP TE			
✓ Ralph L. and Elsie M. Hackler	160		IN PROCESS
DED DEPRM RP STP TE			
✓ Theresa Rykaczewski	161		NO COMMENTS
DED DEPRM RP STP TE			
✓ Jean Romacka	162		WRITTEN COMMENTS
DED DEPRM RP STP TE			
✓ Residuary T. of Milton Schwaber - Carroll Independent Fuel	163		NO COMMENTS
DED DEPRM RP STP TE			
COUNT 10			
✓ Steven and Nadine Mosgin	129		11-2-92 NC
DED RP RP			
✓ Edward L. And Linda M. Gittings	134		NO COMMENTS
DED RP RP STP			
✓ Kathleen Gaiser	135		NO COMMENTS
DED RP RP			
✓ Richard E. Shetrone Jay E. Boyd	137		WRITTEN COMMENTS
DED RP RP			

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
NOVEMBER 16, 1992 (410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: RICHARD E. SHETRONE, JR. AND JAY E. BOYD

Location: #14007 OLD HANOVER PIKE

Item No.: #137 (JJS) Zoning Agenda: NOVEMBER 2, 1992

Gentlemen: 93-129-A

Pursuant to your request, the referenced property has been surveyed by
this Bureau and the comments below are applicable and required to be
corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site
shall comply with all applicable requirements of the National Fire
Protection Association Standard No. 101 "Life Safety Code", 1988
edition prior to occupancy.

REVIEWER: *Carl J. ...* Noted and
Planning Group Approved
Special Inspection Division Fire Prevention Bureau

JF/XEK

Rec'd 11/18/92

111 West Chesapeake Avenue
Towson, MD 21204
OCT. 29 1992 (410) 887-3353

Richard Shetrone, Jr. and Jay E. Boyd
14007 Old Hanover Road
Baltimore, Maryland 21136

Re: CASE NUMBER: 93-129-A
LOCATION: 26 1/2 Old Hanover Road, 1450 (1/2) MI of c/I Hanover Pike
14007 Old Hanover Road
4th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case
number. Any contact made with this office should reference the case number. This letter also serves as a
refresher regarding the administrative process.

1) Your property will be posted on or before November 1, 1992. The closing date is November 16, 1992.
The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the
closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order
will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that
the matter be set in for a public hearing. You will receive written notification as to whether or not your
petition has been granted, denied, or will go to public hearing.

2) In cases regarding public hearing (whether due to a neighbor's formal request or by Order of the
Commissioner), the property will be posted and notice of the hearing will appear in a Baltimore County
newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after
the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE
PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND
THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE
FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR
DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner, Baltimore County

Plat to accompany Petition for Zoning Variance ☒ **Variance** ☐ **Special Hearing**

PROPERTY ADDRESS: 14007 OLD HANOVER ROAD, REISTERSTOWN, MARYLAND 21136

Subdivision name: N/A
 Plat book: 33, folio 34, lot 1, section 1

OWNER: RICHARD E. SNEYDE, JR. AND JAY E. BOYD

(PLEASE SEE ATTACHMENT A.)

93-129-A

137

LOCATION INFORMATION

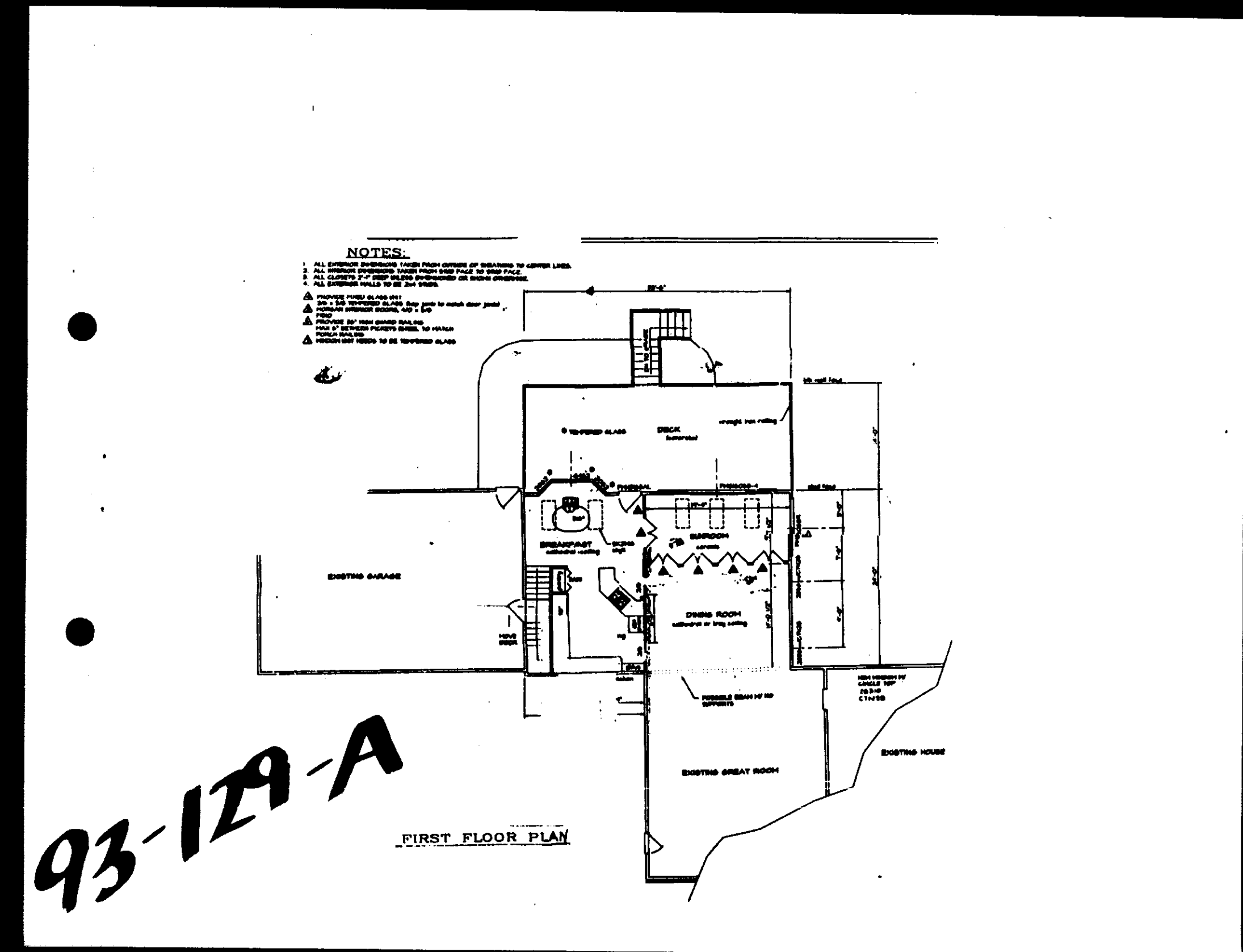
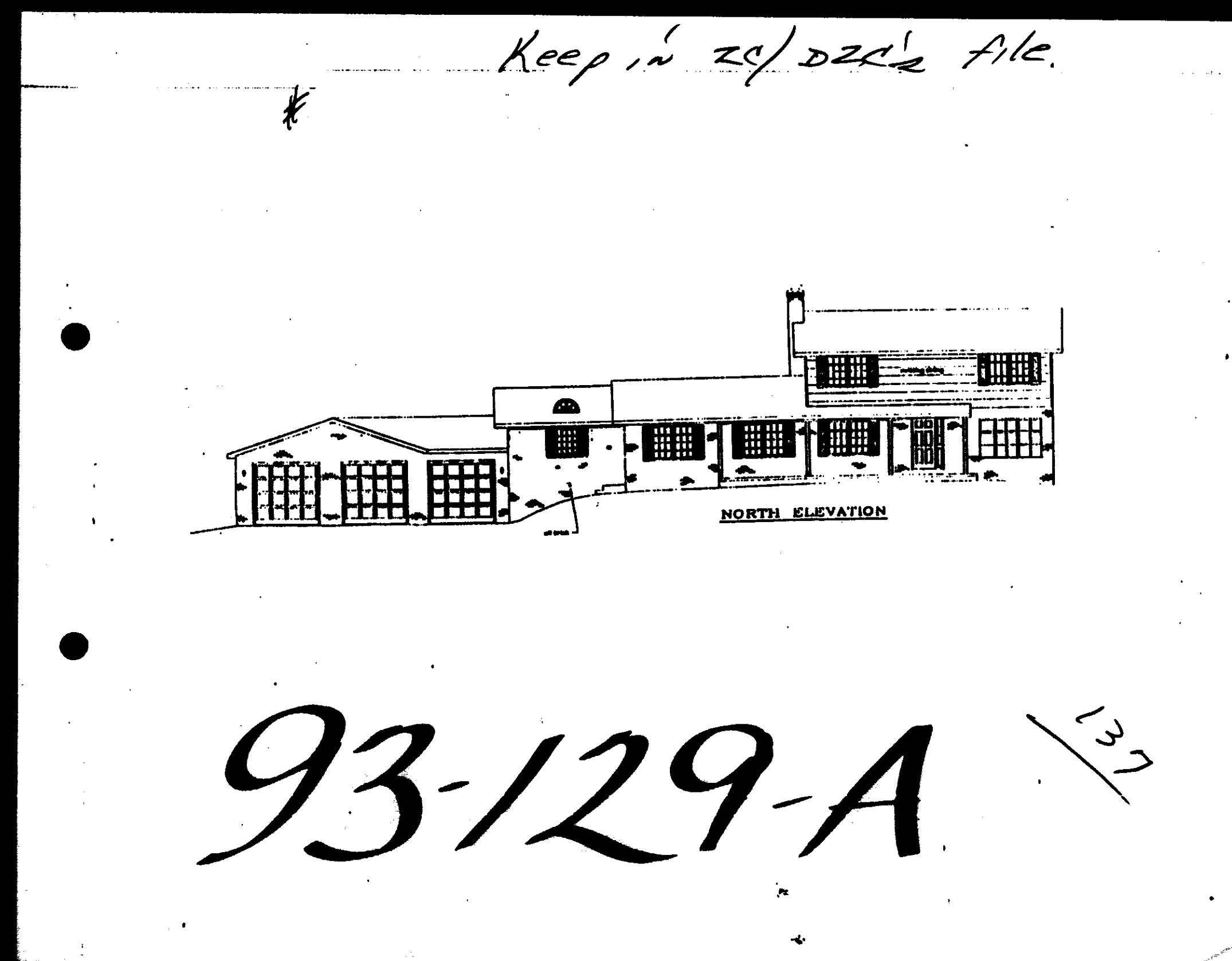
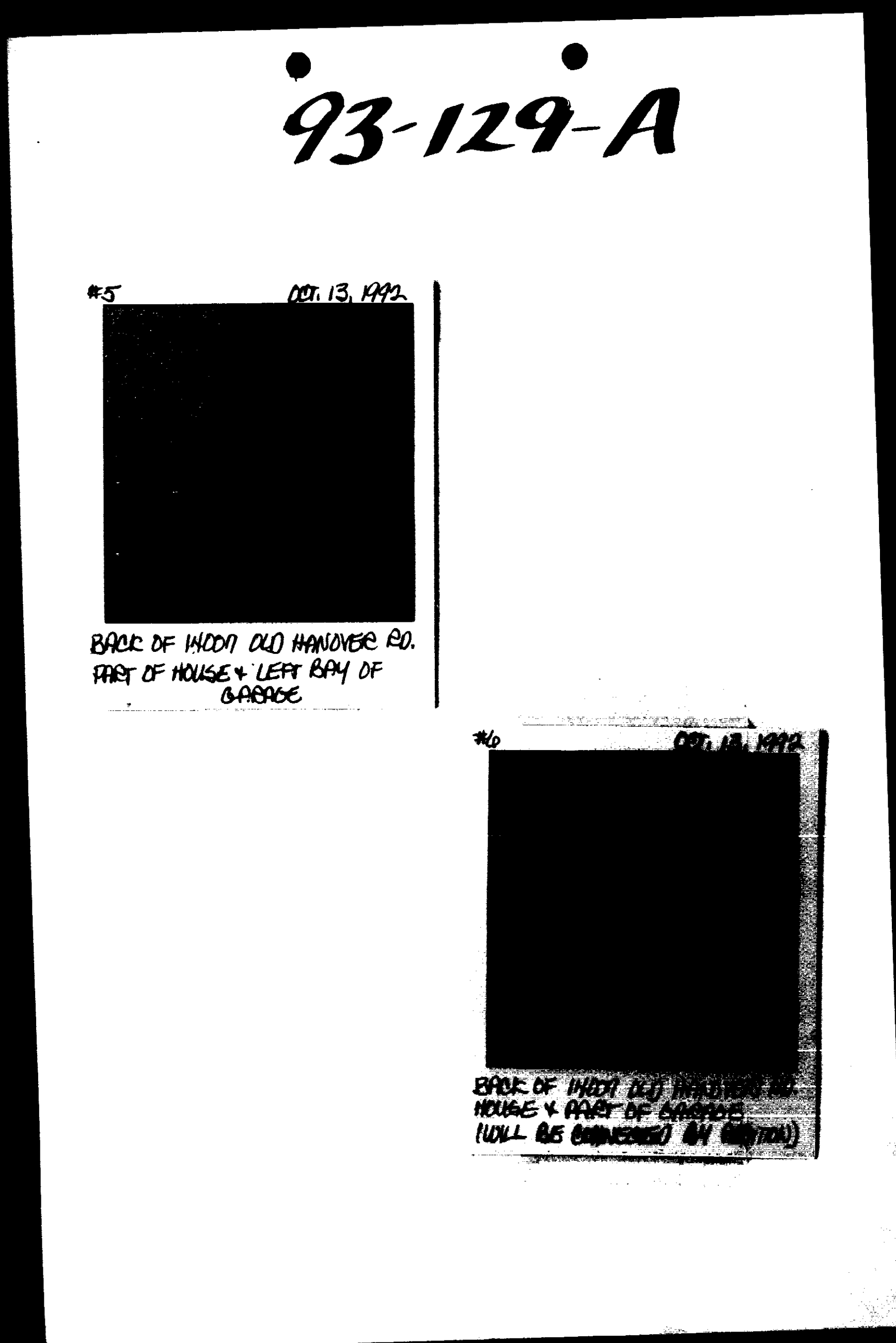
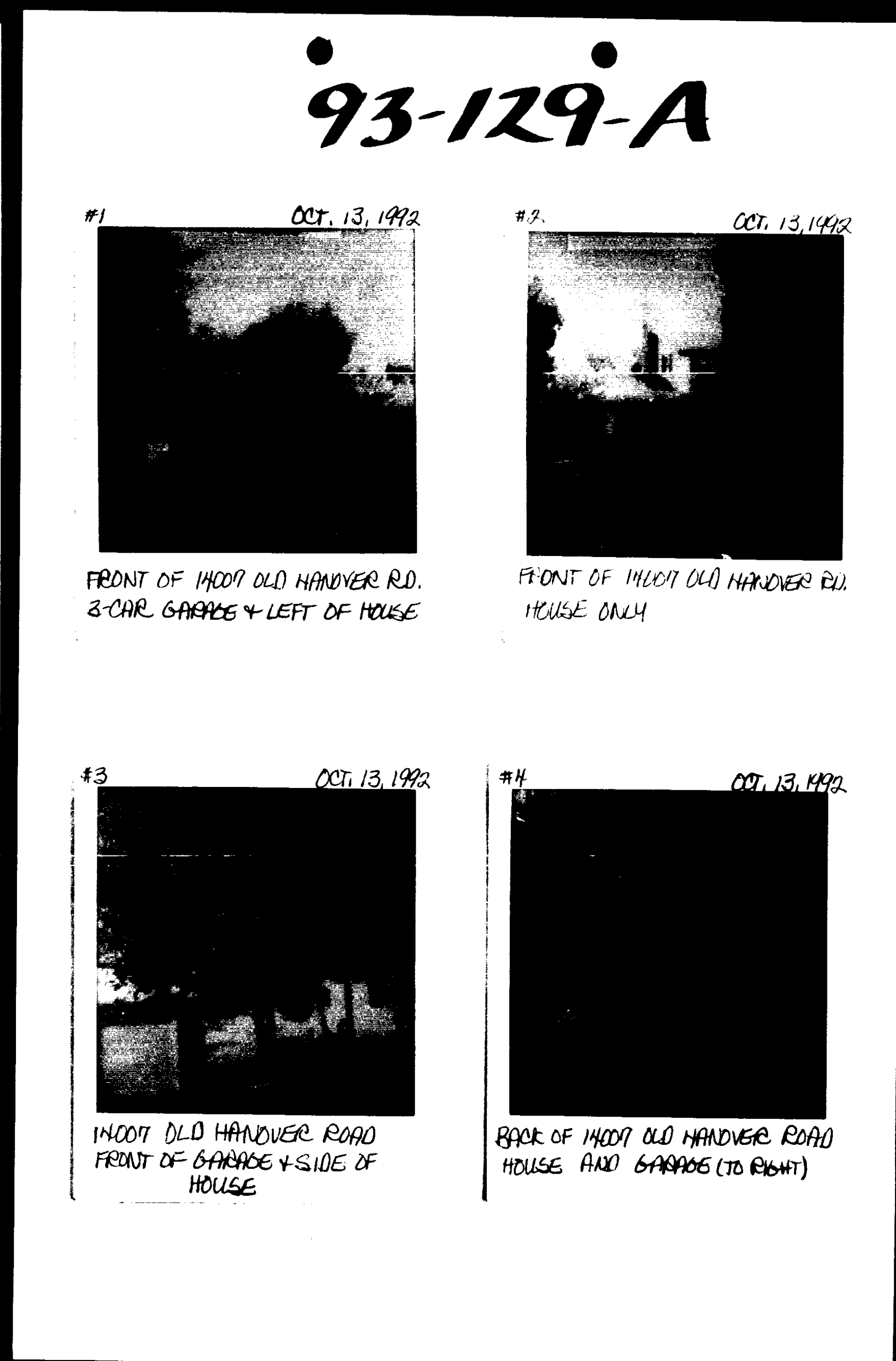
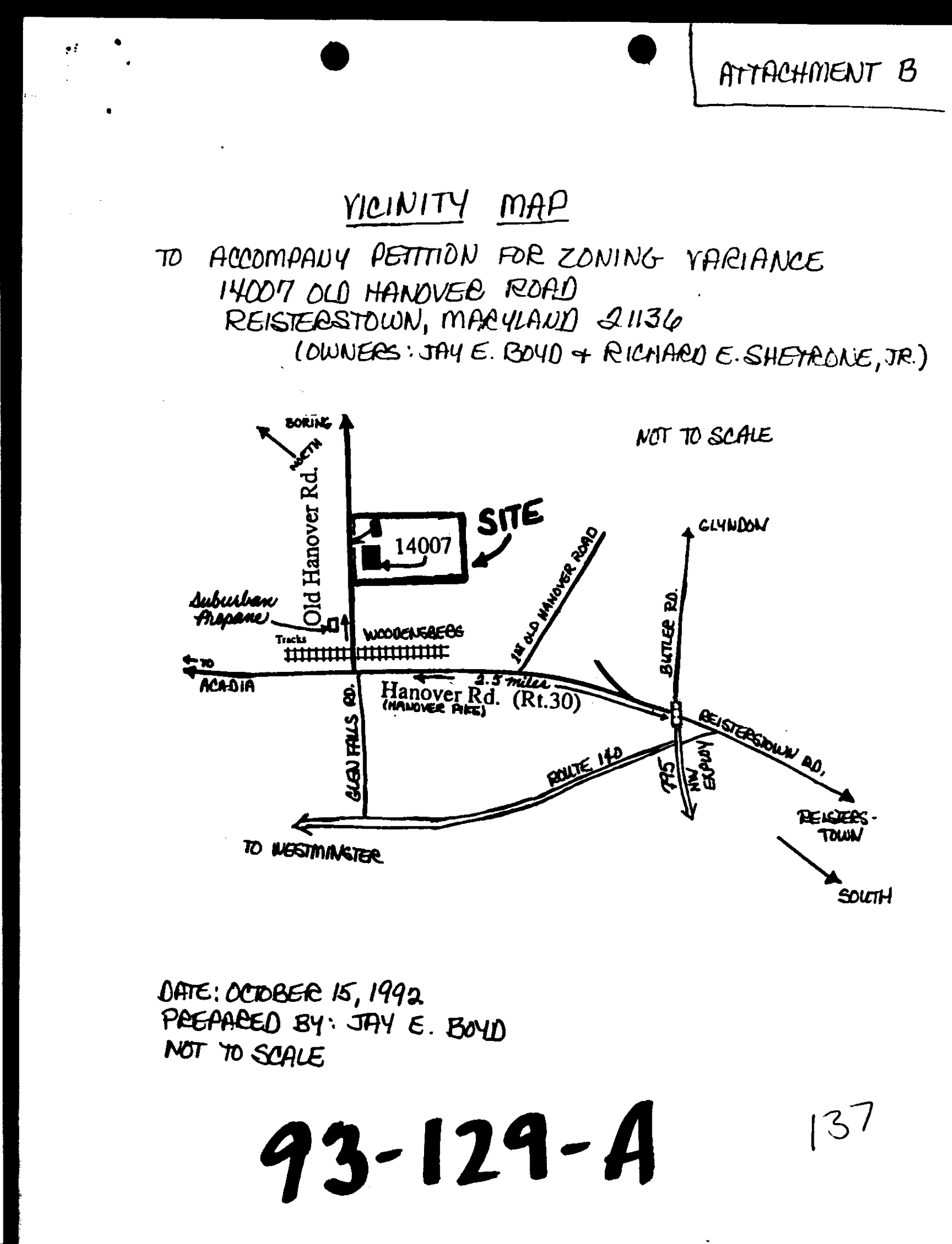
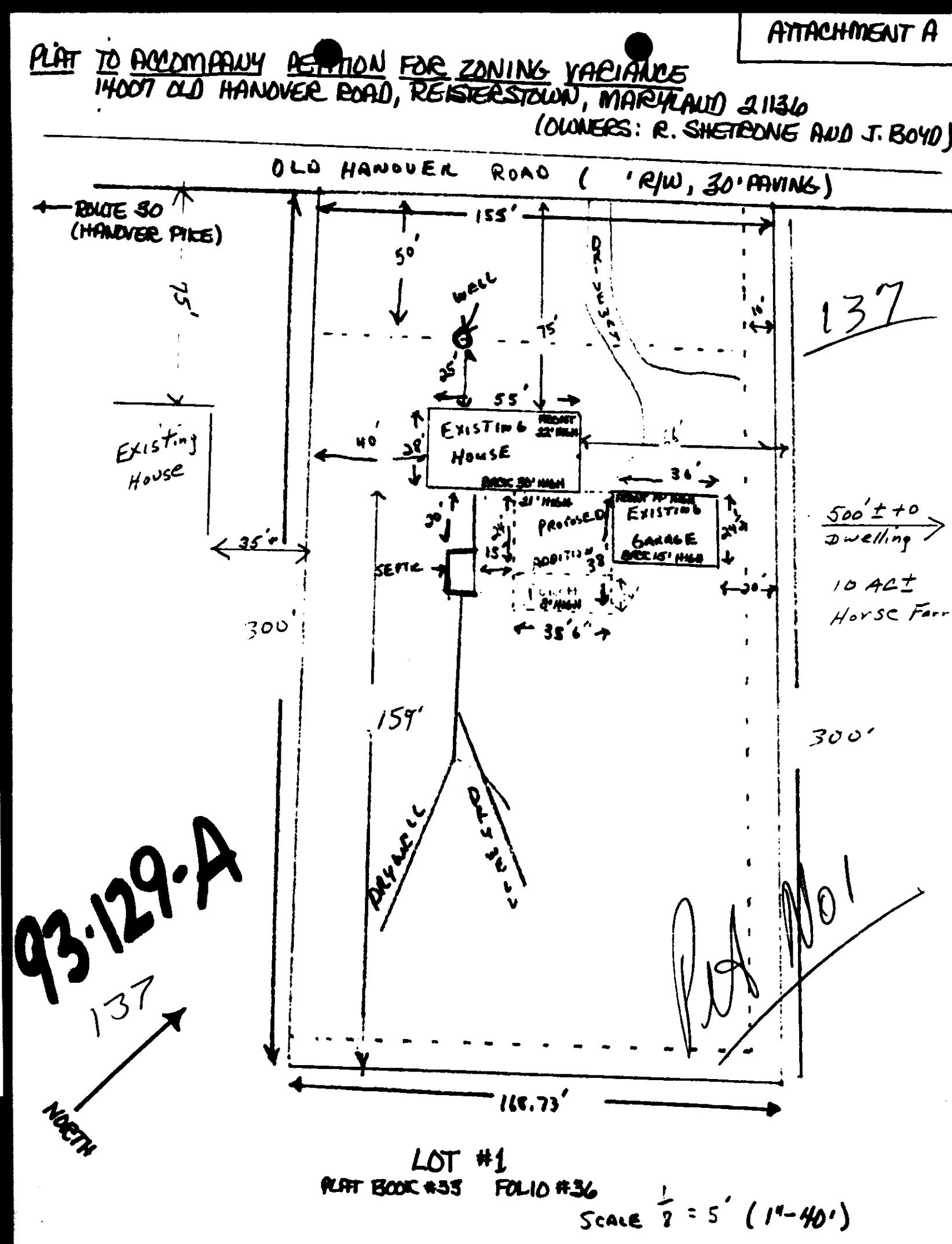
Councilman District: 3
 Election District: 4
 1"=200' scale map: MW 20-J
 Zoning: RC-2
 Lot size: 0.99 acreage 48,600 square feet

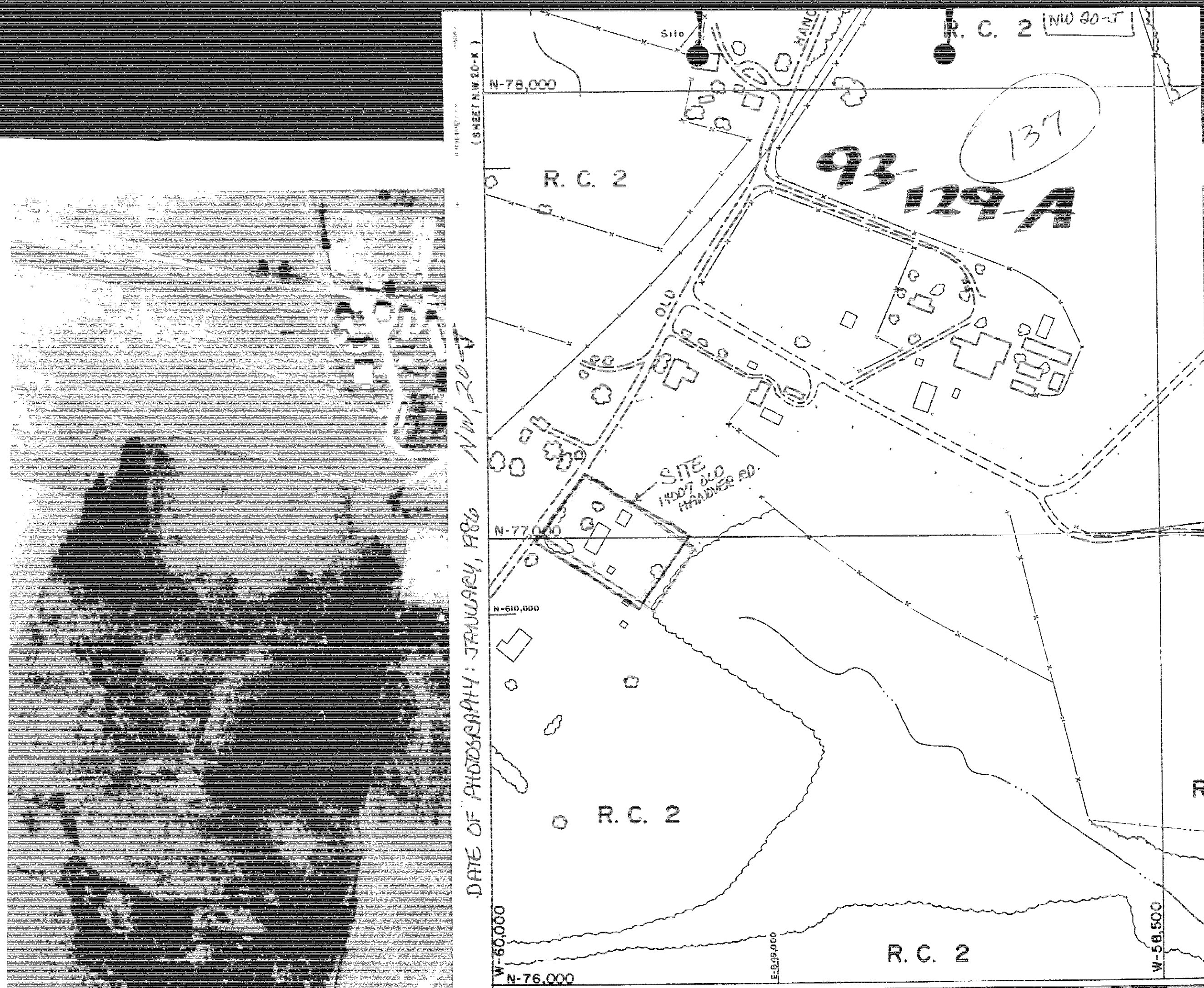
SEWER: ☐ ☒
 WATER: ☐ ☒
 Chesapeake Bay Critical Area: ☐ ☒
 Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: ITEM #1 CASE #1

North
 date: OCT. 16, 1992
 prepared by: FRED SHAFER Scale of Drawing: 1"=40 FT.





SITE →

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	SOUTH OF PINEY GROVE CHURCH	N.W. 20-J
DATE OF PHOTOGRAPHY JANUARY 1986		

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93-129-A